

DESCRIPTION OF THE JULIA P. RIDGELEY LANDS,
FIFTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the east side of Md. Rte. 445 (40' wide), said point being the northwest corner of the herein described lands and the southwest corner of the lands of Michael J. Aiello; and running, thence, by and with said Aiello lands S 83 07 10 E - 770.93' to an iron pipe, S 88 58 40 E - 84.20' to an iron pipe, and S 88 58 40 E - 700' more or less to the mean high waters of Church Creek; thence, by and with said creek S 25 32 30 E - 33.54' to the lands of Marian W. Taggart; thence, by and with said Taggart lands N 88 58 40 W - 715' more or less, S 01 01 20 W - 200.06' to an iron pipe, S 88 58 40 E - 794.42' to an iron pipe, and S 88 58 40 E - 25' more or less to the mean high waters of Church Creek; thence, by and with the mean high waters of said creek the twelve following courses and distances: (1) S 01 09 40 W - 448.79', (2) S 05 19 10 W - 223.04', (3) S 19 51 40 E - 468.56', (4) S 69 03 30 W - 183.87', (5) S 26 31 30 W - 275.71', (6) S 17 33 10 E - 180.81', (7) S 10 54 30 W - 170.96', (8) S 19 29 20 E - 268.34', (9) S 22 56 10 W - 199.80', (10) S 19 54 30 E - 229.75', (11) S 37 04 E - 156.73', and (12) S 24 39 10 W - 156.07' to the lands of Strong Associates; thence, by and with said Strong lands N 79 08 50 W - 30' more or less to an iron pipe and N 79 08 50 W - 1757.55' to an iron pipe on the east side of Md. Rte 445; thence, by and with the east side of said road the five following courses and distances: (1) N 08 08 20 E - 289.32', (2) along an arc the radius of which is 497.02' and the chord of which is N 10 24 40 W - 316.12', (3) N 28 56 50 W - 197.60', (4) along an arc the radius of which is 571.39' and the chord of which is N 09 09 10 W - 387.00', and (5) N 10 38 30 E - 1560.48' to the place of beginning. Containing in all 109.772 acres of land, more or less.

Subject to a 30' wide right-of-way lying parallel to, adjacent to, and south of the first three lines of this description, the south boundary of the lands of Michael Aiello.

February 1, 1999.

William R. Nuttle.

April 15, 1997.

Mrs. Julia P. Ridgely
3269 Eastern Neck Rd.
Rock Hall, Md. 21661

Dear Mrs. Ridgely:

I did some inquiring into the procedure involved in getting the necessary permits to move the material that you want to do. It does not look promising. The sediment control plan will probably be the least of your problems. The regulations dealing with Critical Area will kick in. The Department of Natural Resources will probably have its say about filling tidal wetlands, and the worst time will be given you by the Corps of Engineers.

If you still intend to go through with your plans, I would suggest that you contact a large surveying or engineering firm that has dealt with these agencies in the past. It is more than I can handle. I would be happy to make any information that I have available.

Sincerely yours,

RIDGELY 3

April 4, 1995.

Mrs. Julia P. Ridgely
P.O. Box 663
Riderwood, Md. 21139

Dear Mrs. Ridgely:

At your request I am sending you a bill for my services to date. I can certainly appreciate your concern over having to plant approximately 15 1/2 acres of trees in order to meet zoning requirements, but this is apparently state law. I stopped in to see the state forester about the details, and she gave me the following information. You are given three options: (1) plant the trees, (2) make arrangements to have the trees planted on some other property, and (3) pay the state 10 cents per square foot in lieu of planting. This last option amounts to over \$67000, which is not at all practical. she did give me a ball park figure of \$200 per acre for buying and planting one acre of trees.

I suggest that if you decide not to go through with the subdivision that you file a plat of your property in the land records. I can revise the plat to show just a normal boundary line survey and furnish the mylar and paper copies. This will be a no additional cost to you.

Sincerely yours,

Aiello 47/634

w/creek --- $543\frac{1}{4}^{\circ}E - 8.2$

leaving creek $587^{\circ}W - 47.93$ (790.85)

$N87^{\circ}25'W - 48.48$ to begin (799.92)

Begin E 1d

Strong 223/340

w/creek $N19\frac{1}{2}^{\circ}E - 10$ to location

$N88\frac{1}{2}^{\circ}W - 133$ with location

$502^{\circ}E - 124$ to begin

107 Ac. 2R 20P

see Chancery JKH 3/448 - this property spans the road.

Taggart - 90/30

Begin at I.P. at NW cor., said pt being $585^{\circ}59'18''E - 877.95$
from inter of E 1d. and R of Aiello

$N86^{\circ}30'09''E - 715.73 \pm$ to creek passing I.P. 690.75 from begin

w/creek SE & SW dir. 289' \pm

leaving creek with new line

$S86^{\circ}30'09''W - 819.42 \pm$ to I.P. passing I.P. 794.42 from end.

$N03^{\circ}29'51''W - 200$ to begin

MCC 1979

Together with 30' R/W along Aiello line.

RIDGELY2

March 21, 1995.

Mrs. Julia P. Ridgely
P.O. Box 663
Riderwood, Md. 21139

Dear Mrs. Ridgely:

To finally follow up on the subdivision of your farm I talked to the zoning people about the various requirements that they have imposed before giving their approval. Several questions had to do with the entrance off of Md. Rte. 445. I assumed that it would be at the extreme southwest corner of the farm, and I have furnished them with the information requested.

The main decision that I need from you has to do with the planting of trees. The law requires that 15% of the land be wooded. With the existing woods of about an acre, it means that you must plant about 15 1/2 acres. This does not need to be in a single tract, but it does have to total 15 1/2. To give you an idea of the size I have plotted a square of that size on the sketch. If you will sketch on the plat about where you want them planted, I will come up with some sort of a plan to submit. The rest of the information that zoning requires I think that I can furnish.

Sincerely yours,

RIDGELY

February 5, 1995.

Mrs. Julia P. Ridgely
P.O. Box 663
Riderwood, Md. 21139

Dear Mrs. Ridgely:

Enclosed is a copy of the plat that I submitted to zoning, along with one showing the various soil types on the farm.

I looked up the Taggart deed again to see just how the right-of-way was described. As I read it, the Taggarts have a 30' right-of-way running from their lot to Md. 455, but you have no right-of-way over their land to the creek. The description in the Taggart deed reads "having the right to use in common with others a 30' wide right-of-way leading from the above described parcel of land to Md. Rte. 445, and described as 30' wide etc."

I will try to keep you posted on further developments.

Sincerely yours,

WILLIAM R. NUTTLE
REGISTERED SURVEYOR
P.O. BOX 371
CHESTERTOWN, MARYLAND 21620
TELEPHONE 410-778-3490

February 5, 1995.

Mrs. Julia P. Ridgely
P.O. Box 663
Riderwood, Md. 21139

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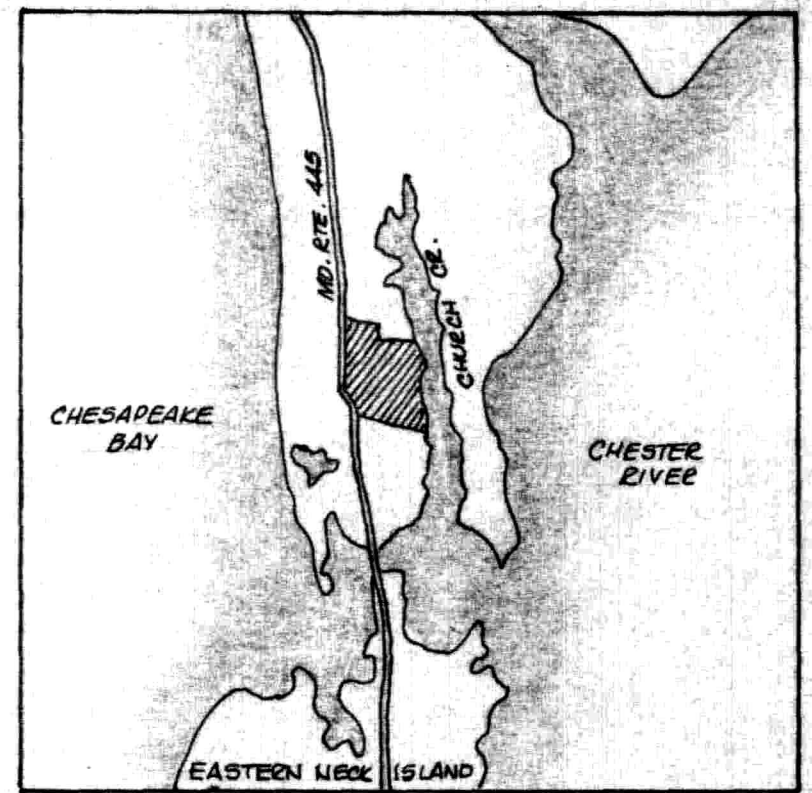
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Sincerely yours,

William R. Nuttle

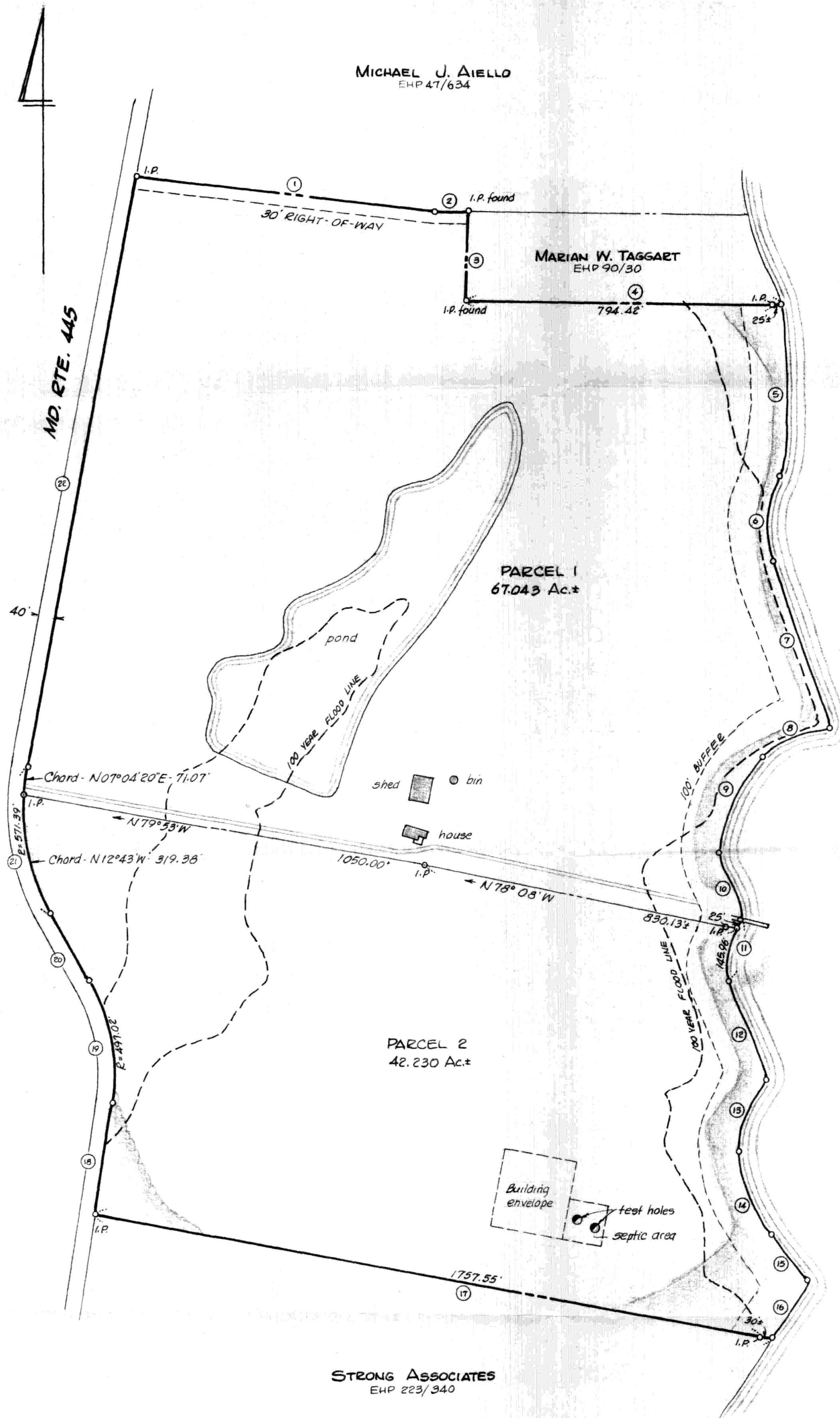
Gail Owens

MICHAEL J. AIELLO
EHP 47/634



Note: This is a waterfowl feeding and resting area; and the shoreline, marshes, and tidal ponds are spawning areas for anadromous fish.

CHURCH CREEK



NO.	BEARING	DIST.
1	S 83° 07' 10" E	770.93'
2	S 88° 58' 40" E	84.20'
3	S 01° 01' 20" W	230.06'
4	S 88° 58' 40" E	819.42±
5	S 01° 09' 40" W	448.79'
6	S 05° 19' 10" W	223.04'
7	S 19° 51' 40" E	468.56'
8	S 69° 03' 30" W	183.87'
9	S 26° 31' 30" W	275.71'
10	S 17° 33' 10" E	180.81'
11	S 10° 54' 30" W	170.96'
12	S 19° 29' 20" E	268.34'
13	S 22° 56' 10" W	199.80'
14	S 19° 54' 30" E	229.75'
15	S 37° 04' 00" E	156.73'
16	S 24° 39' 10" W	156.07'
17	N 79° 08' 50" W	1787.55±
18	N 08° 08' 20" E	289.32'
* 19	N 10° 24' 40" W	316.12'
20	N 28° 56' 50" W	197.60'
* 21	N 09° 09' 10" W	387.00'
22	N 10° 38' 30" E	1560.48'

* Chord of an arc

STRONG ASSOCIATES
EHP 223/340

MINOR SUBDIVISION PLAT JULIA P. RIDGELY LANDS

5TH DISTRICT, KENT COUNTY, MD.

Scale 1" = 200'

Nov. 1994.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.



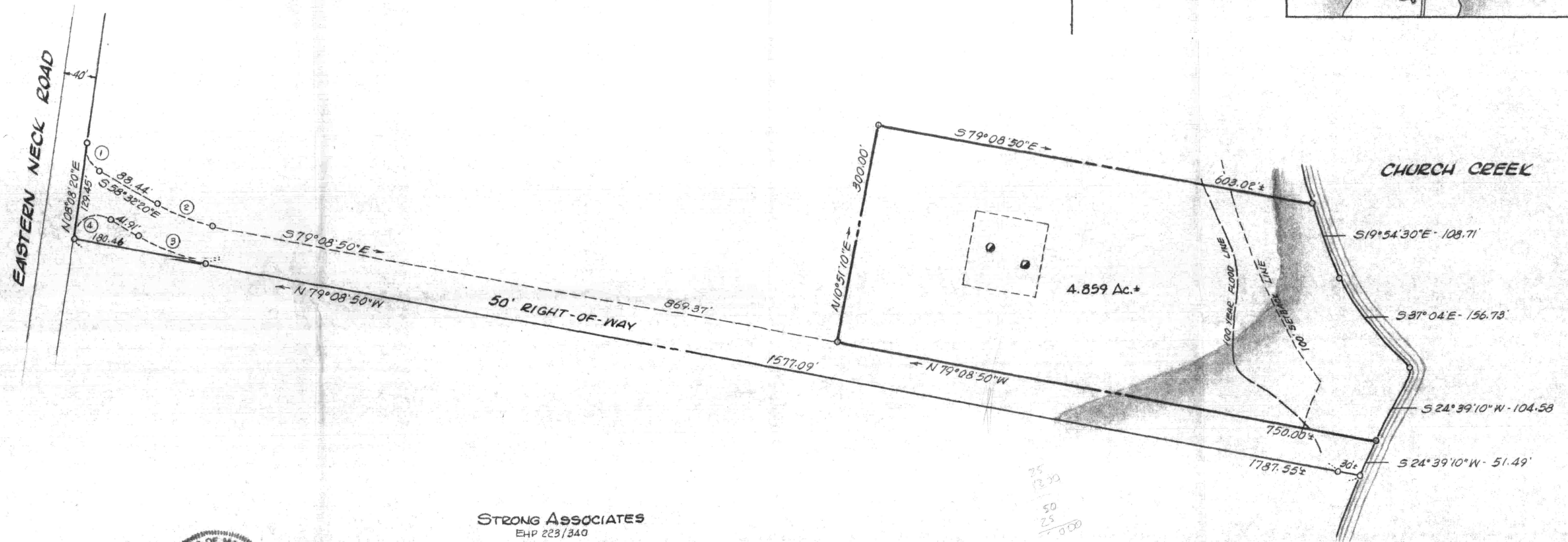
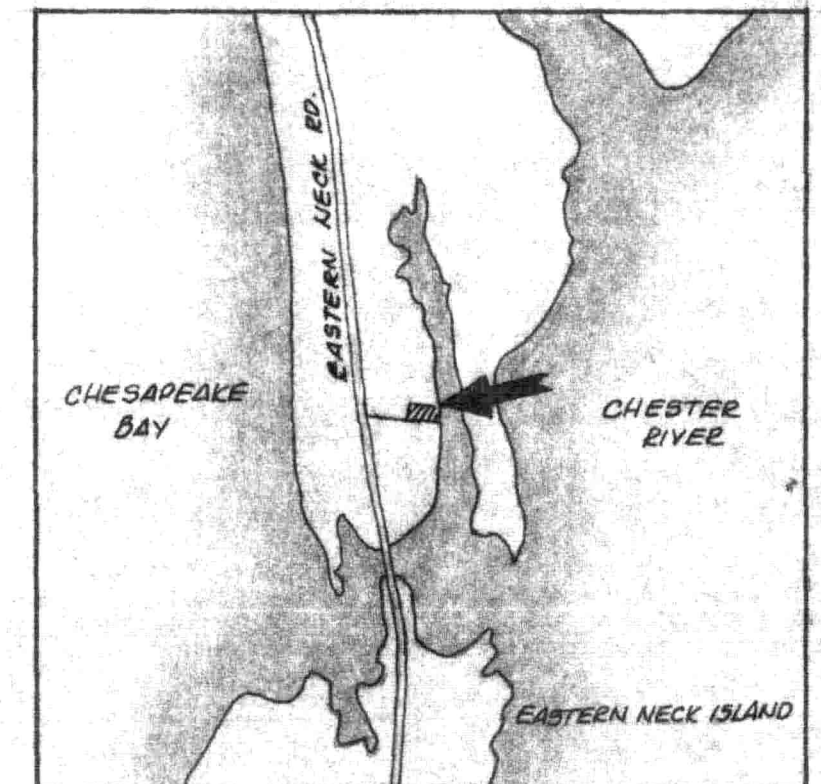
APPROVED BY:
Kent County Director of Planning
Kent County Health Officer

I.P. = iron pipe

REMAINING LANDS OF RIDGELY 104.913 Ac.±

CURVE DATA

NO.	DEF. ANGLE	ARC	TAN	CH'D	RAD.
1	66° 40' 40"	44.22	25.00	41.77	38.00'
2	20° 36' 30"	80.94	40.91	80.50	225.02'
3	20° 36' 30"	98.92	50.00	98.39	275.02'
4	113° 19' 20"	65.05	50.00	54.95	32.89'



STRONG ASSOCIATES
EHP 223/340



MINOR SUBDIVISION PLAT JULIA P. RIDGELY LANDS

5TH DISTRICT, KENT COUNTY, MD.

Scale 1"=100' July 1998.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

APPROVED BY:
Kent County Director of Planning
Kent County Health Officer